

Board of Adjustments
Public Hearing Minutes
February 2, 2015
5:45 p.m.
St. Mary Parish Courthouse Fifth Floor
Franklin, Louisiana

The Board of Adjustments met in Regular Session on this date with Chairman Rodney Olander presiding, and the following members present: S. Clevlin Broussard, Matthew Williamson, Larry Hotard, John P. Davis and Scott Berry. Absent was Wynord Thomas, Sr.

The purpose of the hearing was to receive written and/or oral comments relative to the following proposed variance of property:

Michelle & James Arnold II for a Side Yard Variance from the required 25 ft. to 10 ft. in an Agricultural (AG) Zoned District located at 355 Prairie Rd., Franklin, LA.; *Parcel Id 2564521048.00, Sec.5 T15S R10E; Lot Tract KFLMK per Plat 299 319624 Acq. 299 319646.*

Mr. Rodney Olander read the request for Michelle & James Arnold II for a Side Yard Variance from the required 25 ft. to 10 ft. in an Agricultural (AG) Zoned District located at 355 Prairie Rd., Franklin, LA.; *Parcel Id 2564521048.00, Sec.5 T15S R10E; Lot Tract KFLMK per Plat 299 319624 Acq. 299 319646.*

Mr. Arnold appeared before the board to state that he owns the property located at 355 Prairie Rd., Franklin and that he intends to place a modular home on one acre of property to reside in. Mr. Arnold stated that the acre is actually 106 ft. x 412 ft. and that the home is 86 ft. wide.

Mr. Olander questioned how long Mr. Arnold has owned the property.

Mr. Arnold stated that he has owned the property approximately eight (8) months.

Mr. Olander stated that the new ordinance was adopted approximately eight (8) months ago.

Mr. Broussard questioned whether Mr. Arnold owned the entire piece of property as indicated on the Arcview map.

Mr. Arnold stated that he never owned the entire seven (7) acre piece of property, only the property that is shown as 106 ft. x 412 ft. Mr. Arnold stated that his daughter and son in law own the larger piece of property.

Mr. Williamson questioned whether the modular home is currently on the property.

Mr. Arnold stated that they are in the process of ordering the modular home.

Mr. Broussard questioned the size of the modular home.

Mr. Arnold stated that the modular home is 68 ft. wide and that the driveway will be 18 ft. wide.

Mr. Broussard stated that the concern is that the property is 106 ft. wide and that there is plenty of room for a driveway.

Mr. Arnold stated that he would like the home to be 10 ft. off one side of the property line, which will place the drive way 10 ft. off the other side of the property line.

Mr. Olander stated that the required side setback is 25 ft. and that the modular home with the drive way/garage will be 86 ft. wide. Mr. Olander stated that Mr. Arnold will not meet the required side setback of 25 ft. off each property side.

Mr. Broussard stated that the driveway is irrelevant.

Mr. Olander stated that Mr. Arnold will still not meet the required side setback of 25 ft.

There being no further business, Chairman Rodney Olander adjourned the Public Hearing.

s/g Rodney Olander
Chairman Rodney Olander
St. Mary Parish Board of Adjustments